

1 BILL NO. R-86-05- 07

2 DECLARATORY RESOLUTION NO. R- 46-86

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1 for property commonly known as  
7 120-128 and 150-168 East Collins  
8 Drive, Fort Wayne, Indiana. (Beld-  
9 Collins, Petitioner).

10 WHEREAS, Common Council has previously designated by  
11 Declaratory Resolution the following described property as an  
12 "Economic Revitalization Area" under Division 6, Article II,  
13 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
14 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

15 **(120-128 East Collins)**

16 Part of Block A in Enterprise  
17 Center, Section I, as recorded  
18 in Plat Book 32, page 69, in  
19 the Office of the Allen County  
20 Recorder, described as follows:

21 Commencing at a point on the  
22 North line of said Block A,  
23 850 feet West of the Northeast  
24 corner thereof; thence South  
25 at a right angle to said North  
26 line, 375.5 feet to the point  
27 of beginning; thence continuing  
28 South at a right angle to said  
29 North line, 100 feet to the  
30 South line of said Block; thence  
31 West on said South line 185.0  
32 feet to the Southwest corner  
of Block A; thence North with  
a deflection angle to the right  
of 90 degr. 19 min. 30 sec. along  
the West line of Block A, a  
distance of 100.0 feet; thence  
East parallel to the North line  
of Block A, a distance of 184.44  
feet to the point of beginning,  
containing 0.424 acres.

33 **(150-168 East Collins)**

34 Part of Block A in Enterprise  
35 Center, Section I, as recorded  
36 in Plat Book 32, page 69, in  
37 the Office of the Allen County  
38 Recorder, described as follows:

39 Commencing at a point on the  
40 North line of said Block A,  
41 700 feet West of the Northeast  
42 corner thereof; thence South



1 Page Two

2 at a right angle to said North  
3 line, 375.5 feet to the point  
4 of beginning; thence continuing  
5 South at a right angle to said  
6 North line 100 feet to the South  
7 line of said Block; thence West  
8 on said South line 150.0 feet;  
9 thence North 100 feet; thence  
10 East 150.00 feet, containing  
11 0.344 acres.

12 said property more commonly known as 120-128 and 150-168 East  
13 Collins Drive, Fort Wayne, Indiana;

14 WHEREAS, recommendations have been received from the  
15 Committee on Finance and the Department of Economic Development  
16 concerning said Resolution;

17 WHEREAS, notice of the adoption and substance of said  
18 Resolution has been published in accordance with I.C. 5-3-1 and  
19 a public hearing has been conducted on said Resolution;

20 WHEREAS, if said Resolution involves an area that has  
21 already been designated an allocation area under I.C. 36-7-14-39,  
22 the Fort Wayne Redevelopment Commission has adopted a Resolution  
23 approving the designation.

24 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
25 THE CITY OF FORT WAYNE, INDIANA:

26 SECTION 1. That, the Resolution previously designating  
27 the above described property an "Economic Revitalization Area" is  
28 confirmed in all respects.

29 SECTION 2. That, the hereinabove described property is  
30 hereby declared an "Economic Revitalization Area" pursuant to  
31 I.C. 6-1.1-12.1, said designation to begin on the effective date  
32 of this Resolution and continue for a one (1) year period. Said  
designation shall terminate at the end of that one (1) year period.

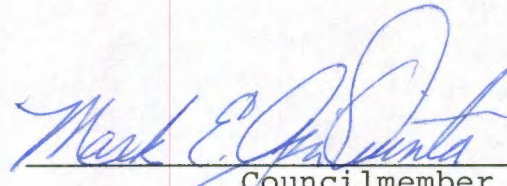
SECTION 3. That, said designation of the hereinabove  
described property as an "Economic Revitalization Area" shall  
only apply to a deduction of the assessed value of real estate.



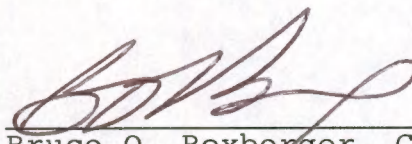
1 Page Three

2 SECTION 4. That it is the preliminary intent of Common  
3 Council to recommend a six (6) year deduction from the assessed  
4 value of the real property. However, pursuant to I.C. 6-1.1-12.1-  
5 3(b), final determination of the length of the entitled deduction  
6 will not be made by Common Council until receipt from the County  
7 Auditor of the owner's application.

8 SECTION 5. That this Resolution shall be in full force  
9 and effect from and after its passage and any and all necessary  
10 approval by the Mayor.

11  
12   
13 Councilmember

14 APPROVED AS TO FORM  
15 AND LEGALITY

16   
17 Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by LiaQuinta,  
seconded by Eustach, and duly adopted, read the second time  
by title and referred to the Committee LiaQuinta (and the Cit  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayn  
Indiana, on Monday, the 27th day of  
May, 19 86, at 7:00 o'clock P..M.,E.

DATE: 5-13-86

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by LiaQuinta,  
seconded by Eustach, and duly adopted, placed on its  
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BRADBURY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BURNS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>HENRY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>REDD</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 5-27-86

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 40-86  
on the 27th day of May, 19 86,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 28th day of May, 19 86,  
at the hour of 11:30 o'clock P..M.,E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29 day of May,  
19 86, at the hour of 3:30 o'clock P..M.,E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

  x   Real Estate Improvements  
      Personal Property (New Manufacturing Equipment)  
      Both Real Estate Improvements & Personal Property

.....

A. GENERAL INFORMATION

Applicant's Name: Beld-Collins

Address of Applicant's Principle Place of Business:

2548 Simon Road

Huntertown, IN 46748

Phone Number of Applicant: (219) 484-0711

Street Address of Property Seeking Designation:

120-128 and 150-168 East Collins

Fort Wayne, In.

S.I.C. Code of Substantial User of Property: \_\_\_\_\_

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>  x  </u>	<u>   </u>
Is the project site within the flood plain?	<u>   </u>	<u>  x  </u>
Is the project site within the rivergreenway area?	<u>   </u>	<u>  x  </u>
Is the project site within a Redevelopment Area?	<u>   </u>	<u>  x  </u>
Is the project site within a platted industrial park?	<u>   </u>	<u>  x  </u>
Is the project site within the designated downtown area?	<u>   </u>	<u>  x  </u>
Is the project site within the Urban Enterprise Zone?	<u>   </u>	<u>  x  </u>
Will the project have ready access to City Water?	<u>  x  </u>	<u>   </u>
Will the project have ready access to City Sewer?	<u>  x  </u>	<u>   </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>   </u>	<u>  x  </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-1

What zoning classification does the project require? M-1

What is the nature of the business to be conducted at the project site?  
office, warehouse and light manufacturing

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

none

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land	<u>7700</u>
Improvements	<u></u>
Total	<u>7700</u>

What was amount of Total Property Taxes owed during the immediate past year? 844.82 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

10,000 sq. ft. wood frame, multi-unit for office, warehouse  
and light manufacturing

Cost of Improvements: \$ 400,000.00

Development Time Frame:

When will physical aspects of improvements begin? May 15, 1986

When is completion expected? August 15, 1986

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property:



What was amount of Personal Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19\_\_.

Give a brief description of new manufacturing equipment to be installed at the project site.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Cost of New Manufacturing Equipment? \$ \_\_\_\_\_

Development Time Frame:

When will installation begin of new manufacturing equipment? \_\_\_\_\_

When is installation expected to be completed? \_\_\_\_\_

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 0

How many permanent jobs will be created as a result of this project?  
10 - 40

Anticipated time frame for reaching employment level stated above?  
1 yr.

What is the nature of those jobs?  
office, sales, management

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

In what Township is project site located? Washington

In what Taxing District is project site located? 80 Washington

G. CONTACT PERSON:

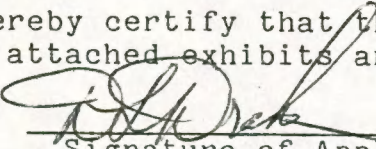
Name & Address of Contact Person for further information if required:

D. L. Drake

2548 Simon Road, Huntertown, In. 46748

Phone Number of Contact Person ( 219 ) 484-0711

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

  
\_\_\_\_\_  
Signature of Applicant

4/23/86  
\_\_\_\_\_  
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).



**BELD-COLLINS**  
2548 SIMON ROAD  
HUNTERTOWN, IND. 46748

April 23 19 86

71-1232/749

2206

PAY TO THE  
ORDER OF

\*\*\*\*\*CITY OF FORT WAYNE\*\*\*\*\*

\$ 50.00

Fifty and no/100 -----

DOLLARS



**ANTHONY WAYNE BANK**  
FORT WAYNE, INDIANA 46802

MEMO

filing fee tax abatement

*Thomas H. Beld*  
*Margaret S. Beld*

⑆074912328⑆

027 269 200 2206



17.

FORT WAYNE, INDIANA

JOHN R. DONOVAN  
REGISTERED  
No. 9921  
STATE OF  
INDIANA  
SURVEYOR

JOHN R. DONOVAN



CERTIFICATE OF SURVEY

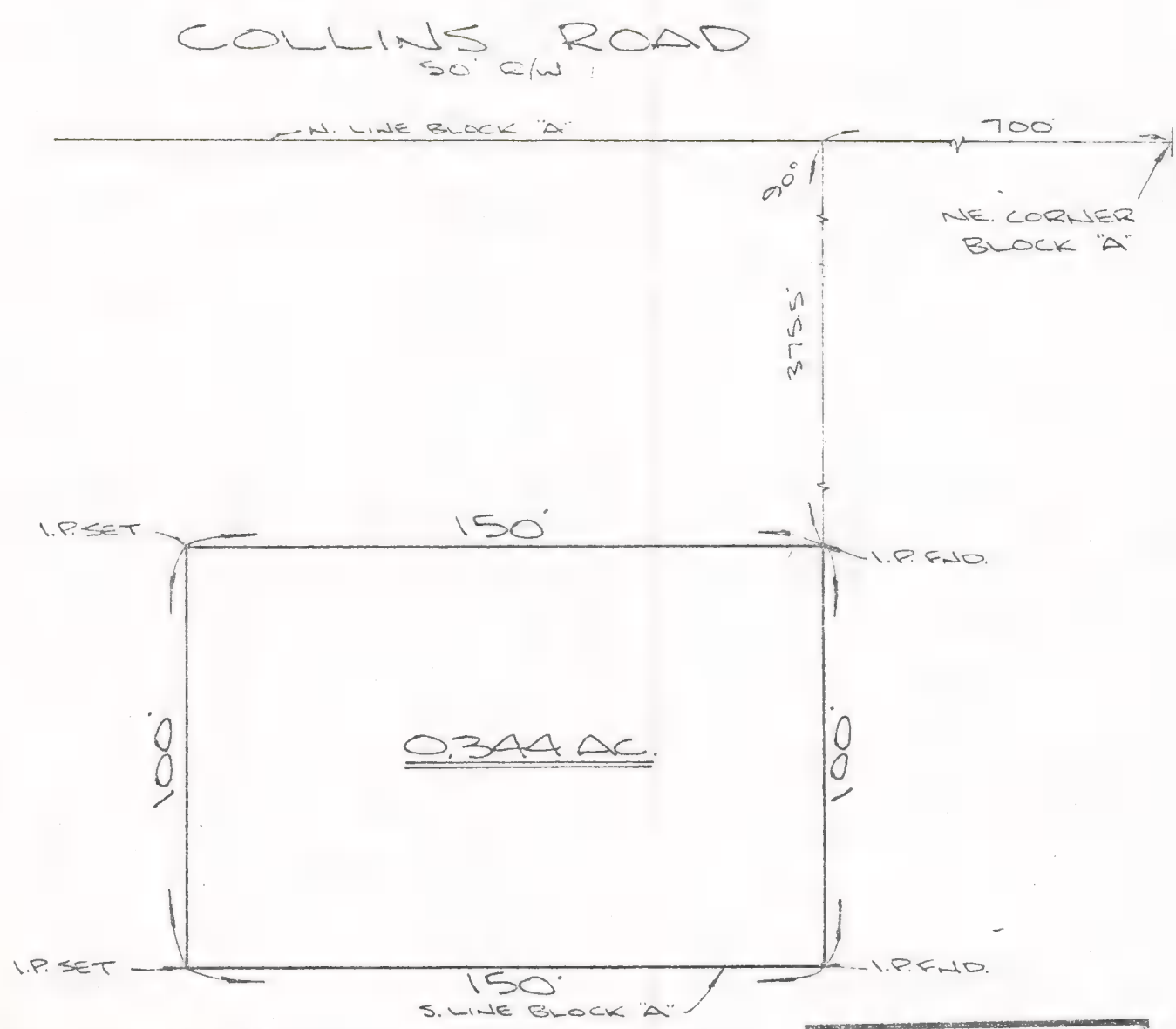
OFFICE OF:

JOHN R. DONOVAN  
REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA  
REGISTERED LAND SURVEYOR No. 9921 INDIANA  
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

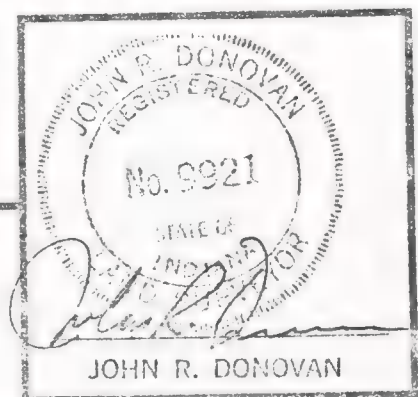
The description of the real estate is as follows, to wit: SEE ATTACHED SHEET!



NOTE: According to the FIA Flood Hazard Boundary Maps, the above described real estate is not located in a flood hazard area.

JOB FOR: DRAKE

1" = 40'  
11-10-83





# CERTIFICATE OF SURVEY

OFFICE OF:

JOHN R. DONOVAN

REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA

REGISTERED LAND SURVEYOR No. 9921 INDIANA

FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

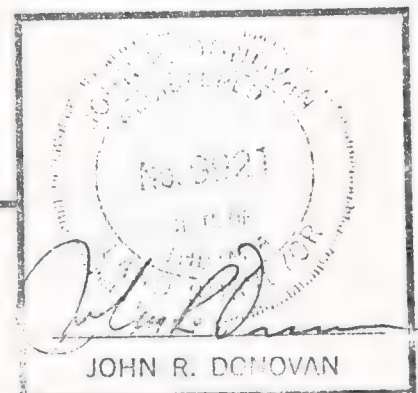
Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of Block A in Enterprise Center, Section I, as recorded in Plat Book 32, page 69, in the Office of the Allen County Recorder, described as follows:

Commencing at a point on the North line of said Block A, 700 feet West of the Northeast corner thereof; thence South at a right angle to said North line, 375.5 feet to the point of beginning; thence continuing South at a right angle to said North line 100 feet to the South line of said Block; thence West on said South line 150.00 feet; thence North 100 feet; thence East 150.00 feet, containing 0.344 acres.

JOB FOR: DRAKE

11-10-83







# The City of Fort Wayne

May 14, 1986

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.,  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of  
May 17, 1986, in both the News Sentinel and Journal  
Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-86-05-06 and R-86-05-07  
Tax Abatement

Bill No. R-86-05-08 and R-86-05-09  
Tax Abatement

Please send us 4 copies of the Publisher's Affidavit from  
both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 2



NOTICE OF PUBLIC HEARING.  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-86-05-08 AND R-86-05-09 )

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on 5-13-86,  
date


designating property at 710 Ley Road, Fort Wayne, Indiana  
(All Phase Real Estate Company, Petitioner)

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, May 27, 1986, at 7:00 o'clock P.M.,  
date, time & place  
One Main Street, City- County Bldg., Room 128 Common Council Conference  
Room, Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.

  
Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To JOURNAL-GAZETTE Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

4

17

2

23

## COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$ 6.90  
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 7.90

## DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date May 17 19 86

Title CLERK

## FORM #904

## PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose

that he/she is CLERK of the

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA town

in state and county aforesaid, and that the printed matter attached hereto is a true copy.

which was duly published in said paper for one time the dates of publication being

as follows:

5/17/86

Subscribed and sworn to me before this 17th day of May 19 86

Shelley R. LaRue Notary Public

My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-86-05-06 and R-86-05-07)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 5-13-86, designating property at 120-128 and 150-168 East Collins Drive, Fort Wayne, Indiana (Beld-Collins, Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, May 27, 1986, at 7:00 o'clock P.M., One Main Street, City-County Bldg., Room 128 Common Council Conference Room, Fort Wayne, Indiana. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

## PUBLISHER'S CLAIM

## LINE COUNT

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Charge for extra proofs of publication (50 cents for each proof in excess of two)

2 extra

1.00

TOTAL AMOUNT OF CLAIM

\$ 7.90

## DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date May 17, 19 86

Title CLERK

FORM #903

## PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose

who, being duly sworn, says

that he/she is CLERK of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy,

which was duly published in said paper for one time, the dates of publication being

as follows:

5/17/86

Subscribed and sworn to me before this 17th day of May 19 86

Shelley R. LaRue Notary Public

March 3, 1990

My commission expires

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-86-05-06 and R-86-05-07)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 5-13-86, designating property at 120-128 and 150-168 East Collins Drive, Fort Wayne, Indiana (Beld-Collins, Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office. Common Council will conduct a public hearing on whether the above designated resolution should be confirmed, modified and confirmed or rescinded on Tuesday, May 27, 1986, at 7:00 o'clock P.M., One Main Street, City-County Bldg., Room 128 Common Council Conference Room, Fort Wayne, Indiana. If confirmed, said designation shall continue for one (1) year after confirmation. All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk



DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionDEPARTMENT REQUESTING ORDINANCE Economic DevelopmentQ-86-05-07

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property  
commonly known as 120-128 and 150-168 East Collins Drive, Fort Wayne,  
Indiana. (Beld-Collins, Petitioner).

EFFECT OF PASSAGE A 10,000 sq. ft. wood frame, multi-unit building will  
be constructed for office, warehouse and light manufacturing, on  
property that is currently vacant.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$400,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_

BILL NO. R-86-05-07

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation

of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for

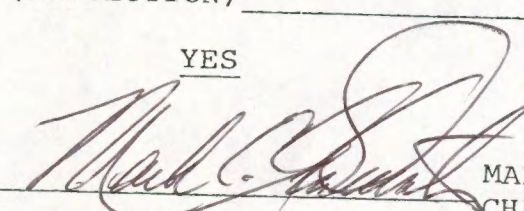
property commonly known as 120-128 and 150-168 East Collins Drive,

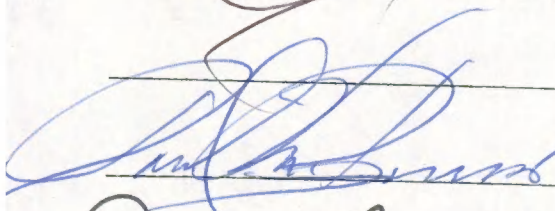
Fort Wayne, Indiana (Beld-Collins, Petitioner)

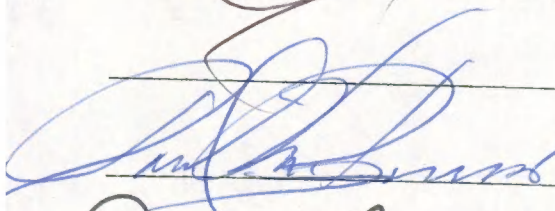
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)  
(RESOLUTION) \_\_\_\_\_

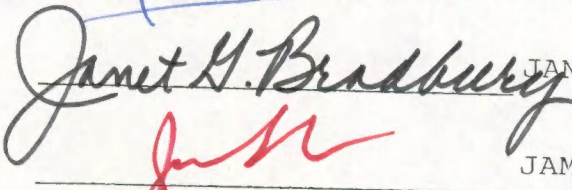
YES

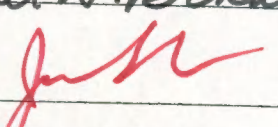
NO

  
MARK E. GiaQUINTA  
CHAIRMAN

  
CHARLES B. REDD  
VICE CHAIRMAN

  
PAUL M. BURNS

  
JANET G. BRADBURY

  
JAMES S. STIER

CONCURRED IN \_\_\_\_\_

SANDRA E. KENNEDY  
CITY CLERK